

## 2013 Efficiency Forum - Sector Breakout I Healthcare Sector

May 29, 2013





#### **Agenda: Breakout Session I**

•	11:00	Welcome	and	<b>Introductions</b>
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\* 11:15 New Technology Topics

❖ 11:30 AM Beaumont Health: Kaizens Approach

**University of Pittsburgh Medical Center:** 

Retrocommissioning

**❖ 12:00** Market Solutions Team Updates

❖ 12:10 BBA Opportunities/ Peer Exchange & Open Forum



#### **Welcome Better Buildings Alliance Members!**

Member organizations from healthcare

Better Buildings Challenge partners

.8+ billion

Square feet of building space owned and managed





# Interest in Establishing a Renewable Energy Project Team





#### **Renewables Project Team**

## DOE is gauging interest in establishing a Renewables Project Team.

- Strategic use of renewables can help businesses reduce energy costs and environmental footprint
- A renewables project team can provide *unbiased advice and shared experience* to help BBA members navigate complex regulations, business models, and utility policies
- Who might be interested:
  - Anyone with large real estate holdings and/or high electricity costs

- Businesses in areas with strong financial, utility, state, or other incentives for renewables
- Organizations with sustainability goals
- Potential target technologies:
  - Solar PV, solar thermal systems and hybrid PV/Thermal
  - Biofuels and biogas
  - Small scale wind
  - Fuel cells?





#### **Examples of Potential Projects**

#### **Solar Decision Guide and Support Services**

- Businesses considering solar may encounter:
  - Widespread geographic differences regarding:
    - Utility Incentive structures (buy-down incentives, performance based incentives, Feed-in tariffs, etc.)
    - Utility policies (net metering, interconnection requirements)
    - Regulatory structures
    - Permitting requirements
  - Uncertainty about how to assess the different ownership structures (PPA, lease, own, etc.)
- ▶ The Solar Decision Guide and associated support services can help companies navigate this complex environment to determine if investing in solar makes financial sense and identify the regions that offer the most promising returns on solar investment.



#### **Biogas Guide and Support Services**

 Converting food waste to biogas can help supermarkets and foodservice establishments reduce energy and waste disposal costs

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#### **Key Questions**

#### Before a renewables project team is established, we need to address several questions.

- Are members considering implementing renewables projects but struggling with certain issues associated with renewables? If so, what are the key concerns?
- Do members perceive significant value in establishing such a project team? Why?
- Which members would be interested in participating and/or leading such a team?
- What would be the priority issues to address?
  - Technologies: Solar PV, solar thermal systems and hybrid PV/Thermal, biofuels, other?
  - Regulatory issues
  - Utility incentives







# Better Buildings Alliance Healthcare Sector & Steering Committee

- A.O. Fox Memorial Hospital
- Adventist HealthCare
- Advocate Trinity Hospital
- American Society for Healthcare Engineering (ASHE)
- American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)\*
- Ascension Health\*
- Beaumont Health System
- Bon Secours St. Francis Health System
- Boulder Community Hospital
- Catholic Health Initiatives (CHI)
- CentraCare Health System
- Clarion Hospital
- Cleveland Clinic
- Dartmouth-Hitchcock Medical Center
- Dignity Health

- Geisinger Health System
- Gundersen Lutheran Health System\*
- Hackensack University Medical Center
- Health Care REIT
- Health Care Without Harm
- HealthSouth
- Hospital Corporation of America\*
- IASIS Healthcare
- Illuminating Engineering Society of North America (IES)
- Inova Health System
- James J. Peters VA Medical Center
- Johns Hopkins Health System
- Kaiser Permanente
- Lake Health
- Legacy Health System
- Mayo Clinic

- Metro Health Hospital
- New York-Presbyterian Hospital\*
- North Shore-Long Island Jewish Health System
- Palomar Pomerado Health
- Partners HealthCare
- PeaceHealth
- Providence Health & Services
- Rush University Medical Center
- San Luis Valley Regional Medical Center
- Sinai Health System
- "Southwestern Vermont Health Care"
- St. Mary's Medical Center
- Summa Health System
- Texas Children's Hospital
- Texas Medical Center
   Central Heating and Cooling
   Services Corporation

(TECO)

- TRICARE Management Activity (TMA)\*
- U.S. Department of Veterans Affairs
- University of Maryland Medical Center
- University of Pittsburgh
   Medical Center\*
- University of South Alabama Medical Center
- Veterans Health Administration
- VHA Inc.
- West Chester Medical Center
- Yale-New Haven Hospital

**Bold** = Better Buildings Challenge Partner

\* = Steering Committee Member



Beaumont<sup>®</sup> | HEALTH SYSTEM

Real value in a changing world

Engaging the Front Line in Energy

and Water Conservation through

Kaizen Methodology

Kay Winokur, RN, MSA Vice President Quality, Safety and Accreditation LEED Green Associate Beaumont Health System

**Tom Miroslaw**, CEM, LEED GA *Vice President Energy and Sustainability Services* **Jones Lang LaSalle** 



## Beaumont Health System Campus

#### Royal Oak

- Beds 1040 med/surg + 30 mental health = **1,070 licensed beds**
- Hospital square footages **2,173,509**
- Campus 3,142,384 (not including decks), parking decks 1,550,583

#### **Troy**

- Beds 406 med/surg current + 12 rehab on 12/31/12 = **418**
- Hospital square footages **805,599**
- Campus 1,625,634 (not including decks), parking decks 367,055

#### **Grosse Pointe**

- Beds 250 med/surg + 30 select specialty LTCH = 280
- Hospital square footages 325,646
- Campus 361,580 (not including decks), parking decks 148,000



## Creating the Green Infrastructure:

- 1. Develop a comprehensive plan
- 2. Partner with experts (HHI, HEA, JLL)
- 3. Involve stakeholders
- 4. Systematic communication
- 5. Position capital investments
- 6. Diligently measure and record all progress
- 7. Use Kaizen Methodology



## Beaumont's Green and Sustainability Plan

- Indoor air quality
- Energy and water conservation
- Construction/remodeling according to green guidelines
- Grounds and environment
- Recycling and waste management
- Sustainable foods
- Composting plan

- Green business associates
- Information technology
- Education
- Quality process (audit, validation, certification)
- Communication/marketing

## Strategic Plan Healthier Hospitals Initiative





## 6 Challenges

Engaged leadership

- Commitment to 10 leadership activities Level 3

Healthier food

- Reduce meat by 20% Level 1

- Increase healthy beverages by 20% Level 2

- Increase local/sustainable foods by 20% Level 3

Leaner energy

- Reduce energy by 3% Level 1

Less waste

- Achieve 15% recycling rate Level 1

Safer chemicals

- Healthy interiors (25%) Level 1

Smarter purchasing

- Surgical kit review Level 1

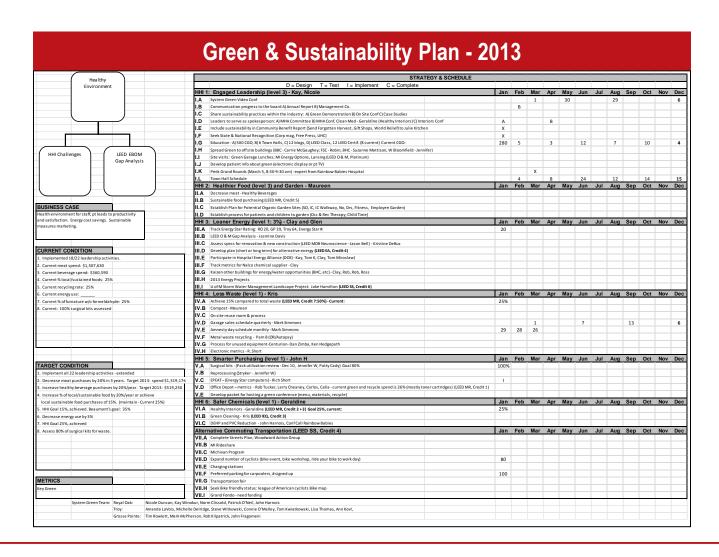






## Strategic Priority

- Sustainability plan
- Sustainability executive owners
- Budget





#### **Operational Focus**

Measurable sustainability objectives

#### **Target Condition**

- 1. Implement all 22 leadership activities extended
- 2. Decrease meat purchases by 20% in 3 years. Target 2013: spend \$1,319,176
- 3. Increase healthy beverage purchases by 20% per year. Target 2013: \$519,250
- 4. Increase % of local/sustainable food by 20% per year or achieve local sustainable food purchases of 15%. (maintain current 25%)
- 5. HHI Goal 15%, achieved. Beaumont's goal: 35%
- 6. Decrease energy use by 3%
- 7. HHI Goal 25%, achieved
- 8. Assess 80% of surgical kits for waste



#### Stakeholder Engagement: Over 400 Green Officers

- 2-Hour certification training
- Job description
  - Educate and advocate for practices at Beaumont, consistent with the Beaumont plan.
  - Role model green behaviors
  - Use revolving doors
  - Use reusable mugs and bottles
  - Turn off lights
  - Power down computer and printers
  - Recycle paper, plastic, cardboard
  - Look for ways to reduce, reuse, and recycle goods
  - Look for ways to reduce water and power consumption
  - Share ideas with Green Team, share ideas on Green Blog
  - Recruit more green officers
  - Take green home







## Stakeholder Engagement

- Education/engagement
  - HHI educational clings
  - Green officer certification
  - Employees, leaders & medical staff
  - Hospital orientation

- Share best practices in industry
  - Partnered with Jones Lang LaSalle to publish articles
  - Featured in HHI's monthly newsletter The Spark









## Use Kaizen Methodology

- Where does the word come from?
  - Japanese
  - Means "Improvement" or "change for the better" refers to philosophy or practices that focus upon continuous improvement of processes.
- At BHS Kaizen are used by employees to improve our ability to serve our patients.
- Kaizen Energy Conservation Teams look at areas to determine if energy can be saved.





#### Partner with Experts:

Jones Lang LaSalle Energy and Sustainability Services

- Strategic Energy Program Manager
- Energy Assessments and Audits
- LEED EBOM Gap Assessment for Operations and Maintenance
- Sustainability Program Support
- Cross Account Collaboration

## **Systematic Communication**

- Communicate progress to leadership
  - Board of trustees
  - Executive management committee
  - Organizational leadership & medical staff
- Annual Sustainability Report

- Provide feedback mechanism for sustainability initiatives
  - Green Blog
  - Green Officer town halls
  - Green website
  - Green Officer email blast









## Position Green Capital Investments

- Infrastructure capital improvements must compete with the likes of medical equipment and technological advances for approval by not only hospital leadership, but by a physician review panel.
- Separated and highlighted all capital improvements with a green benefit, and provided detailed information on their return on investment in energy savings, and how much they could improve facility ENERGY STAR ratings.

## Energy Projects & Energy Star

#### Energy saving projects

- Capital projects with <2yr payback</li>
- 55 projects in 2012

Energy Projects	2012	
Energy Project Expense	\$922,099	
Rebates	\$306,510	
Full Year Energy Savings	\$2,138,063	

#### Energy Star





 Determines how effective you are compared to other hospitals that are also in Energy Star's system

	2011	2012
Royal Oak	15	23
Troy	55	62
Grosse Pointe	35	39

#### Win Awards

- As the saying goes, success breeds success
- Awards are invaluable in motivating staff and creating favorable impressions among patients and the larger community









## Energy and Water Conservation Kaizens

• Team: Hospital Administrator, Plumber, Electrician, Energy Manager, IT, Project Manager

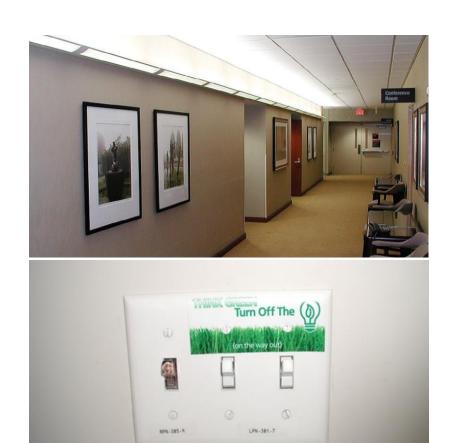
- Schedule
  - 2 days a month
  - January thru December
  - Different areas we looked at (not just energy)
    - Outside water, landscaping, biking, car pooling & walking paths
    - Roof
    - Mechanical equipment
    - Lighting
    - Inside water (bathroom, patient rooms, cafeteria)





## Findings: Lighting

- Hallway lights were left on 24/7
- Turned off and put signs on switches
- Estimated savings \$15,983 per year





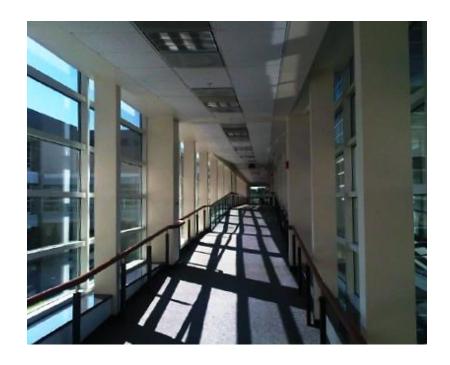
## **Drinking Fountains**

- Drinking fountains did not need ice cold water
- Drinking fountains coolers were unplugged
- Estimated \$14,000 per year



## Bridge Lighting

- Plenty of natural light available during the day
- Daylight harvesting sensors have been installed
- Estimated savings \$460 a year



#### Coffee Pots

- Coffeepots were left on 24/7
- Installed timers on
   110 commercial-sized coffeepots
- Estimated saving \$34,000 a year

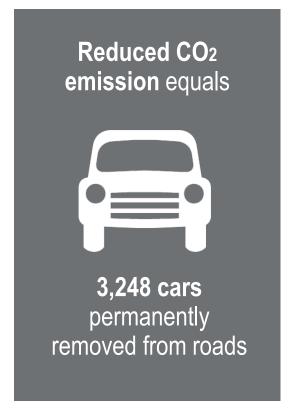


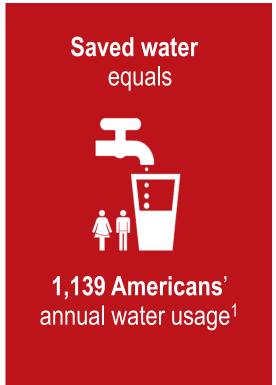
## Improving Outdoor Landscaping Irrigation

- We were watering dead plants and rocks
- Other shaded areas were being over-irrigated
- Sprinklers were either redirected or cut back in usage to appropriate levels
- Estimated savings of 468,000 gallons per year



#### Green Facts in 2012









We also saved 16,247 trees and 3,767 cubic yards of landfill space in 2012.





## Today's Speakers

#### **Kay Winokur**



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Vice President,
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Beaumont Health System

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#### **Tom Miroslaw**



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# Tie Between Retro Commissioning and Energy Information systems

**Drew Chidester** 

"Lotus" Formula One Race Car 1967





## **Retro- Commissioning**

- Comparison of the buildings original design parameters and operational criteria with current design and operational requirements
- Identifies required system modifications to meet current mission

# **Retro-Commissioning goal**

- To provide a safe environment to building occupants
- To reduce operation and maintenance costs



# **Energy Information Systems**

- Building rounds (check sheets)
- Utility bills (excel spread sheet)
- Sub metering systems
- Steam plant control systems
- Chiller plant control systems
- Lighting control systems
- Building automated control systems
- Formal Energy Management system



# **Retro Commissioning and Energy Information Systems Ties**

- Common Goals
  - Efficient and Safe Operation
- Data Acquisition
  - Historic and real time
  - Integration of existing subsystems
- Documentation
- Distillation of Data
  - Reports / Dashboards
- Problem Identification/ Performance Verification
  - Red light Green light
- Education



# **Caution and Advice**

- Establish Long Range Objective and Short Term Goals
  - Establish stop points (funding issues)
- Keep it Simple
- Double Down
- Documentation
- Support
- Training





## **Market Solutions Overview**

# **Key Market Solutions Activity Areas**

- Overcoming the Split Incentive
- **▶** Financing
- **▶** Training & Workforce Development
- Data Access and Benchmarking
- ► Appraisals and Valuation

**Business Case Development** 

Coordination with Project Teams

Dissemination of Implementation Models





# How Can the HEA Engage with the Market Solutions Team?

- Financing
  - Host a webinar to help disseminate the Ascension Health BBC Implementation Model
  - CFO white paper provide feedback or CFO support
- Training and Workforce Development
  - DOE hosts building re-tuning trainings that promote more advanced usage of BAS systems
  - Was the re-tuning training useful and what other kinds of operational training do hospitals find helpful?
- Occupant Outreach and Engagement Market Solutions has a session on tenant / occupant engagement at the forum (Day 1, Session 2)
- Data and Benchmarking What barriers to benchmarking do hospitals encounter?



# **Opportunities/ Open Forum & Peer Exchange**

- Opportunities
  - Highlight of current activities

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- "Tech Spec" host site opportunities
- ▶ Projects for Healthcare Sector Open Discussion
- ▶ Feedback on BBA structure/communications, etc.





# **Opportunities**

#### Lighting and Electrical

Opportunity: Lighting Energy Efficiency in Parking (LEEP) Campaign. Use roughly 1/3 less energy than current energy codes (ASHRAE Std 90.1-2010). Recognition, technical assistance.

#### – Opportunity:

- Specification development: Troffers, exterior lighting, New! Wallpacks, Exterior Lighting Controls Guidance resource
- Opportunity: New adaptive exterior lighting technologies in healthcare facility

#### Laboratories

#### – Opportunity:

- Three best practices: optimizing minimum air-change rates, reducing simultaneous heating and cooling, and laboratory freezer energy management.
- Sash management guide and resource kit employ simple behavioral measures save energy.
- Participate in efficient fume hood and ultra-low temperature freezer field testing.
- Opportunity: Commercial Kitchen Demand Control Ventilation (DCV) recorded presentation





# **Opportunities**

#### Space Conditioning

Opportunity: Participate in development of best practices for duct leakage, standard AHU controls.

## **▶** Energy Management Information Systems (EMIS) Pilot project team:

Opportunity: New group! Currently running EMIS (whole-building performance, tracking, monitoring, and analysis tools) pilot project. Outcomes to include: development of commonly-accepted classifications/ terminology for technologies, common energy and cost savings, best practices to achieve higher savings.

#### Market Solutions

- Opportunity: Work with MS team to replicate successful strategies to overcome barriers identified in Better Buildings Challenge implementation models. The Better Buildings Challenge website is found <a href="https://example.com/here">here</a>.
- Opportunity: Workforce training PNNL online training for re-tuning. Some in-person trainings.



# The "Tech Spec" Demonstration-Host site Opportunity

DOE conducts field evaluations of products that meet the technical specifications to collect real world energy savings data. We are looking for site hosts to participate!

#### What tech specs?

- New adaptive exterior lighting technologies in healthcare facility
- High efficiency troffer lighting
- Heat pump water heaters
- Laboratory fume hoods
- Ultra-low temperature freezers
- Distribution transformers
- Gas heaters
- High performance rooftop units



Cleveland Clinic OH

#### Site hosts can receive:

- A discounted product, depending on the technology
- An energy audit of their current system
- A case study analyzing their building and the energy savings gained through upgrading to high efficiency product.



#### OPEN DISCUSSION

- ▶ Open Forum ideas for future BBA Healthcare initiatives.
- What projects would assist what you are working on right now or in the future?
- From your activity with other organizations, is there an opportunity to assist with addressing industry barriers utilizing DOE, National Laboratory, and contractor staff.
- ▶ Topics for group calls aside from project teams.





## **Contact Information**

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# 2013 Efficiency Forum - Sector Breakout I Healthcare Sector

May 30, 2013





# Agenda: Breakout Session I

- ❖ 2:45 PM Discussion:
  - Attendance to project team sessions
  - Key activities
  - Events
- ❖ 3:15 PM Better Buildings Challenge Implementation Models Highlight Ascension Health





# **Project team session debriefs**

- ▶ Project Team sessions show of hands, who joined which session?
  - Lighting and Electrical
  - Space Conditioning
  - Refrigeration
  - Food Service
  - Energy Management & Information
     Systems
  - Market Solutions
  - Plug and Process Loads
  - Laboratories

- ► **Key Takeaways** Any specific healthcare focused activities developed during any of the sessions?
- Proposed activities for next year?





# **Upcoming Event Attendance**

- ▶ American Society for Healthcare Engineering (ASHE) Annual Conference, 50th Annual Conference & Technical Exhibition
  - July 21-24, 2013.
- Others?





# Better Buildings Challenge Implementation Models

#### CORPORATE PARTNERS

- ASCENSION HEALTH
   PLAYBOOK: FACILITIES
   INFRASTRUCTURE POOL
- FOREST CITY ENTERPRISES
   PLAYBOOK: ENTERPRISE-WIDE COORDINATION
- HEI HOTELS & RESORTS
   PLAYBOOK: ENERGY
   LOOKING GLASS
   DASHBOARD
- INTERCONTINENTAL
  HOTELS GROUP
  PLAYBOOK: INNOVATION
  HOTEL
  KOHL'S DEPARTMENT
  STORES
  PLAYBOOK: ENERGY
  FINANCE STRATEGY
  TIAA-CREF
  PLAYBOOK: DATA UPDATE
  AND CERTIFICATION
  SCORECARD

- TRANSWESTERN
PLAYBOOK: GOOD,
BETTER...BEST STANDARDS
OF SUSTAINABILITY

#### **EDUCATION PARTNERS**

UNIVERSITY OF
 CALIFORNIA, IRVINE
 PLAYBOOK: DEVELOPING AN
 INTEGRATED "SMART LAB"
 PROGRAM

#### INDUSTRIAL PARTNERS

- 3M PLAYBOOK: CAPITAL SET ASIDE FUND
- ALCOA
  PLAYBOOK: LINKING
  ENERGY EFFICIENCY TO
  PERFORMANCE-BASED
  COMPENSATION
- LEGRAND
  PLAYBOOK: SUBMETERING
  INITIATIVE AND ENERGY
  DASHBOARDS

# STATE AND MUNICIPAL PARTNERS

- CITY OF ATLANTA
   PLAYBOOK: PUBLIC-PRIVATE

   PARTNERSHIP
- DISTRICT OF COLUMBIA
   PLAYBOOK: COMMUNITY
   ENGAGEMENT
- CITY OF HOUSTON
   PLAYBOOK: COMMUNITY
   OUTREACH
- CITY OF LOS ANGELES
   PLAYBOOK: PUBLIC-PRIVATE
   PARTNERSHIP
- CITY OF PITTSBURGH
   PLAYBOOK: GREEN
   INITIATIVES TRUST FUND
- STATE OF NORTH
  CAROLINA
  PLAYBOOK: UTILITY
  SAVINGS INITIATIVE





#### THANK YOU!

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